

APPENDIX A

Social and Economic Resources

Title VI and Other Protected Groups

Environmental Justice

Economic Impacts

Existing and Future Land Use Resources

(Villages of Crystal Lake and Prairie Grove, City of McHenry, McHenry County)

Pace Bus Route Maps – Routes 806 and 807

Additional Social and Economic Resources

Title VI and Other Protected Groups

It is the policy of the FHWA to ensure nondiscrimination under Title VI of the 1964 Civil Rights Act, designed to ensure that no person in the United States is excluded from participation in, or denied the benefits of, or subjected to discrimination under any program or activity receiving Federal financial assistance on the basis of race, color, national origin, age, sex, disability, or religion.

People of Hispanic or Latino origin comprise the largest ethnic or racial minority group in the project area (11.4% of residents in McHenry County). Two census tracts in the project area contain an above average concentration of people with Hispanic or Latino origin are tract 8706.06 and tract 8706.05 (see Section 3.1.3 for more information).

No groups of individuals have been or will be excluded from participation in public involvement activities, denied the benefit of the project, or subjected to discrimination in any way on the basis of race, color, age, national origin, disability, or religion.

Environmental Justice

Pursuant to Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, the project area was examined for any minority or low-income populations that may be impacted by the project. Environmental Justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation and enforcement of environmental laws, regulations, and policies. Executive Order 12898 ensures that minority and low-income populations do not bear a disproportionate share of high and/or adverse environmental impacts resulting from a proposed Federal action or program.

Table 3-2 contains more information on minority and income characteristics of the census tracts in the project area.

Minority Populations

The majority of the project area census tracts had minority and race populations that are similar to those of the surrounding cities, McHenry County, and the state. As stated in Section 3.1.2, two census tracts in the project area contain an above average concentration of people with Hispanic or Latino origin. People of Hispanic or Latino origin comprise 23% of tract 8706.06 and 12.5% of tract 8706.05.

The Preferred Alternative will not result in a disproportionately high and adverse impact to these identified minority populations in tracts 8706.06 and 8706.05. One residence would be acquired in tract 8706.06, but this does not represent a disproportionately high and adverse impact to the population.

Low-Income Populations

The majority of the project area census tracts had similar levels of those living in poverty¹ as defined by the US Census. However, Tract 8706.06 had a significantly higher percentage of families in poverty (17.2%) compared with McHenry County, which had 5.8% of families in poverty in 2012. For 2014, the US Department of Health and Human Services established the poverty line at an annual income of \$11,670

¹ US Census. Poverty Thresholds. <http://www.census.gov/hhes/www/poverty/data/threshld/index.html> Accessed July 2014.

individually and \$23,850 for a family of four.² The IL Route 31 Preferred Alternative will not result in a disproportionately high and adverse impact to this identified low-income population. One residence would be acquired in tract 8706.06, but this does not represent a disproportionately high and adverse impact to the population.

Income and Racial Characteristics

Census Tract #	Median Family Income	% Families Below Census Poverty Level*	% Minority		
			% Black	% Hispanic or Latino	% Other Minority**
8706.03	\$64,208	2.9%	0.9%	16.5%	9.2%
8706.04	\$59,429	7.7%	0.8%	10.4%	7.1%
8706.06	\$47,120	17.2%	0.6%	23.1%	15.4%
8708.03	\$94,136	3.2%	0.5%	4.3%	5.3%
8708.08	\$83,625	0.0%	1.0%	8.5%	6.7%
8708.09	\$91,080	1.9%	0.8%	5.8%	6.3%
Crystal Lake	\$91,870	6.2%	0.5%	7.0%	5.4%
McHenry	\$80,567	8.7%	0.3%	7.0%	5.4%
Prairie Grove	\$136,154	2.7%	0.6%	1.2%	2.3%
McHenry Co.	\$88,370	5.8%	1.1%	11.4%	8.8%

Source: US Census 2010 and 2012 ACS 5 Year Survey

Note: Percentages may exceed 100% as the Census now counts Hispanic or Latino as an ethnicity (not a race) and allows multiple responses.

* The 2012 Federal Poverty Level for a family of four is \$23,492

**Includes American Indian/Alaska Native, Asian, Native Hawaiian/Other Pacific Islander, "Some other race" and "Two or more races"

Economic Impacts

The McHenry County Workforce Network Board reports in its second quarter McHenry County Labor Report that the June 2014 McHenry County labor force consisted of 175,545 persons, with 6.1% of that labor force unemployed. The industries that make up the major employment sectors for the county in 2014 include manufacturing (15,912 jobs), retail trade (15,627 jobs), and government (15,308 jobs). The county industries with high location quotients (a measure of how strong the industry is in McHenry County as compared to the state) include construction, manufacturing, and retail trade.

The unemployment rate in McHenry County was variable from 2000 to 2014, with the lowest unemployment rate of 3.8% occurring in 2006, and the highest unemployment rate of 10% occurring in 2010. McHenry County's unemployment rates have typically been lower than those of the state of Illinois, but slightly higher than those of the United States. During this time period, the state of Illinois typically ranked in the bottom half of all states, showing higher unemployment rates than more than half of the states. During this same time period, the labor force in McHenry County grew from 151,359 persons in 2000 to 175,380 persons in 2013.

² US Department of Health and Human Services. 2014 Poverty Guidelines. <http://aspe.hhs.gov/poverty/14poverty.cfm> Accessed September 2014.

The IL Route 31 project corridor contains several of McHenry County's major employers, according to the McHenry County Economic Development Corporation. The major employers adjacent to the project corridor include:

- A Centegra Health Systems hospital is located at IL Route 31 and Medical Center Drive, immediately south of Bull Valley Road. Centegra has approximately 3,650 employees in McHenry County.
- Follett Software Company is located west of IL Route 31 on Prime Parkway, and is identified by the county as a major employer (no employment estimate was available for this business).
- A Mercy Health System facility is located east of IL Route 31 at Medical Center Drive; two Mercy clinics are located west of IL Route 31 in this same area. Mercy has a total of 732 employees in the county.
- Medela, Inc., a manufacturer of breast pumps, is located west of IL Route 31 on Prime Parkway, and has approximately 540 employees.

Terra Cotta Industries (TC Industries) is also a notable business located in the project corridor. TC Industries is located on IL Route 31 at Half Mile Trail, and provides heat treating services and manufacturing. This location is the company's corporate headquarters.

In addition to the aforementioned business relocations listed in Section 3.1.6, the IL Route 31 Preferred Alternative will require the removal of private business parking spaces or other business amenities at 41 total parcels in the project corridor. South of Bull Valley Road, the Preferred Alternative impacts the outdoor display areas for four business sites. The project will also impact the outdoor vehicle display areas of two car dealerships, a greenhouse, and a retailer selling sheds and related items. North of Bull Valley Road, business site impacts are to private business parking.

LAND USE RESOURCES



Chapter three

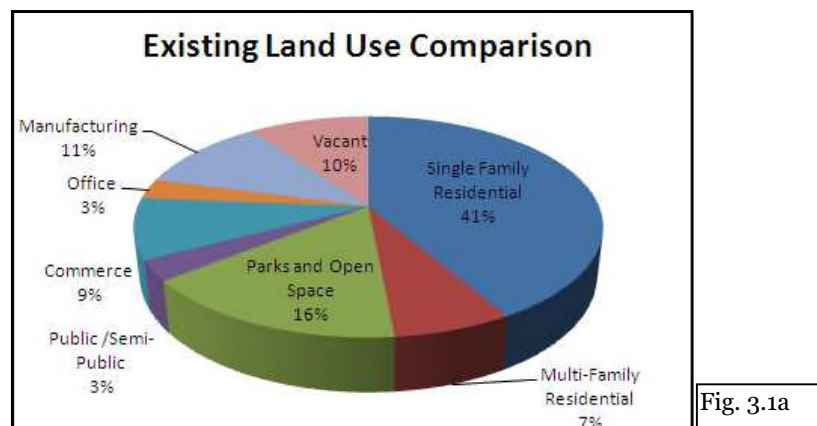
Land Use

Introduction

The Land Use element of this Plan helps guide the future growth and development of the community. It allows the city and residents to monitor the various land use types to ensure a proper balance is being maintained. The Land Use element is important as it sets the development patterns that could affect many of the other element sections throughout the Plan. The overall goal for this element section is to provide a healthy mix of land uses to allow Crystal Lake to remain a good place to live, work and play. Each specific land use category has its own set of goals, objectives and policies.

3.1 Existing Land Use

Crystal Lake is about 19.5 square miles and has ten land use categories; agriculture/rural, estate and urban residential are classified as single-family residential, multi-family residential that combines central urban and high density residential, parks and open space, public and semi public, commerce, office, and manufacturing. There is also some vacant land. The following chart identifies the City's current land use distribution.



Encompassing 49% of the city is the residential land uses, with 42% of this being single-family. The residential land uses are distributed within six zoning districts. The majority of the residential land use areas are located in the center and western side of the City away from the industry and commercial areas. Prior to the 1950s, the city was a farming community developed with estate homes on small farm plots. It also had a number of resort houses built around Crystal Lake. As more people began to settle here permanently, a variety of residential uses became necessary. Crystal Lake is now a regional hub providing housing for people who work in the area as well as in Chicago and Wisconsin.

Commerce, Office and Manufacturing is 23% of the City's total land use. These three land uses are crucial in keeping a balance between the residential needs and business services. The Office land use allows for professional office development. Many of the skilled professionals that work in Crystal Lake also live here. This land use is also necessary to keep a healthy daytime population which supports the retail and restaurant uses. Manufacturing at 11% is the largest portion of the business uses. This is due to the nature of manufacturing which requires large properties for buildings, storage and possible rail access.

Open Space is the next largest land use category with 16%. Open space includes public and private recreation areas. Crystal Lake's two main water features are Crystal Lake and Three Oaks Recreation Area. The Crystal Lake Park District also maintains 41 parks throughout the City. Currently, there are a number of natural resources located in the Northwest Sub-Area which are counted as part of the underlying zoning district as these resources are on private property. The City will work to ensure that these are preserved and put into easements for future protection and will be recalculated to be included in the open space land use category or as a separate category for environmental features.

Public/Semi-Public land use is the property owned by a municipality or other government agency. Primarily, this is city, Park District and school district owned property. There are nine elementary schools, three junior high schools and three high schools in the City. Other community facilities include the Library, City Hall, utility facilities and company offices. Public/Semi-Public land uses only make up 3% of the city's total land use.

Vacant land use is a holding land use category. All of the property within the City's boundaries has an underlying zoning district. The City intends to grow smarter in the future limiting large lot single family uses far away from the City center or any services or utilities. Much of this vacant land is in the Northwest Sub-Area and under the Conservation Overlay District. Within the Conservation Overlay District standards are requirements for cluster development, transfer of development rights, preservation of natural resources, and mixed-use development.

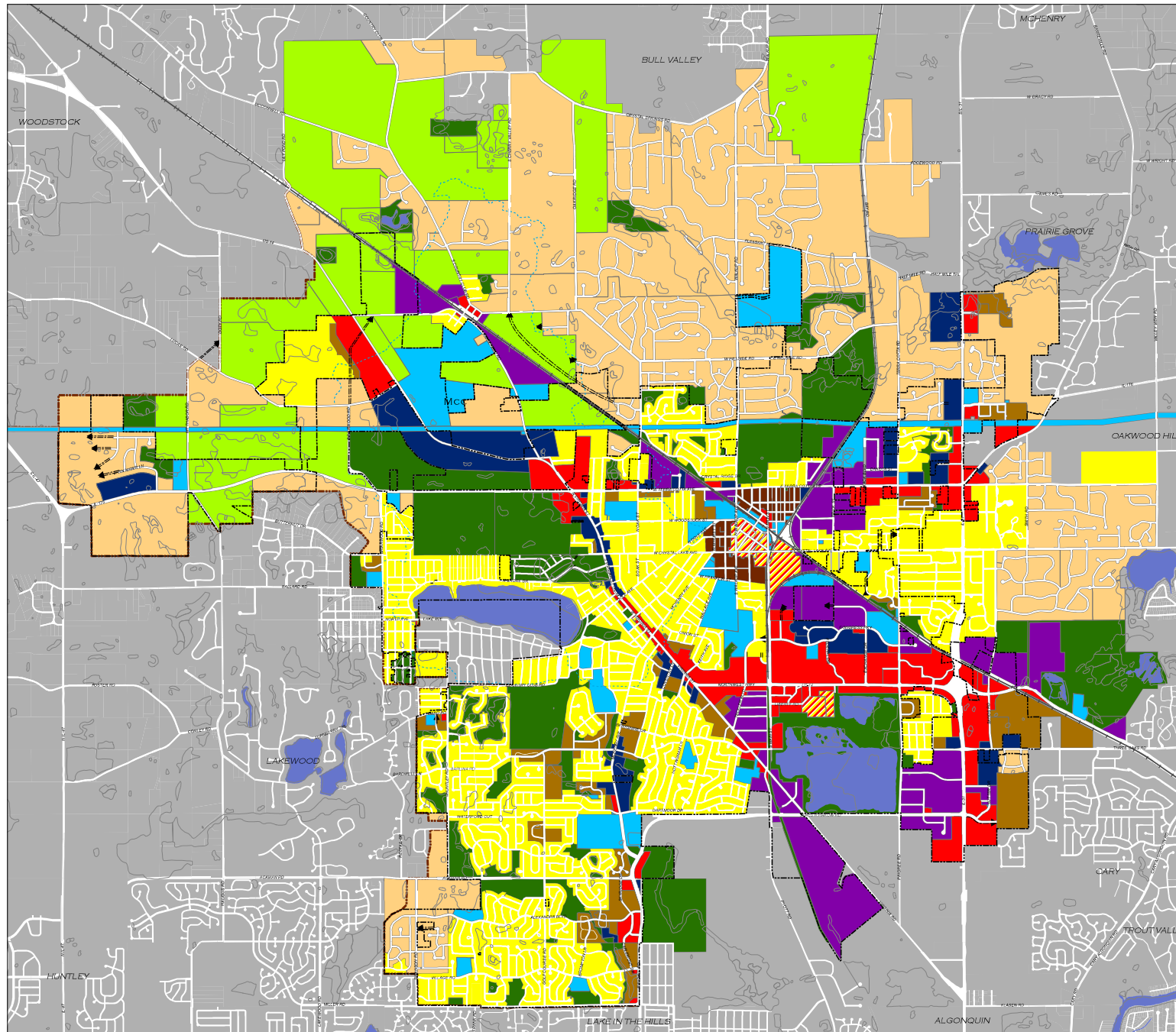
3.2 Correlation between Land Use and Zoning

In order to link the Unified Development Ordinance with the Comprehensive Plan, there needs to be a correlation between land use categories and the underlying zoning districts. The chart on the following page provides the correlation between the broad based land use categories and the specific zoning districts.



CITY OF CRYSTAL LAKE, ILLINOIS

2030 COMPREHENSIVE LAND USE PLAN



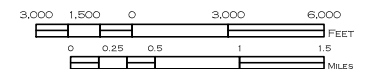
LEGEND

- CITY LIMITS
- CRYSTAL LAKE WATERSHED
- BOUNDARY AGREEMENT
- WETLANDS (NATIONAL WETLAND INVENTORY: NWI)

LAND USE DESIGNATIONS

- AGRICULTURE RURAL RESIDENTIAL
- CENTRAL URBAN RESIDENTIAL
- COMMERCE
- ESTATE RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- INDUSTRY
- MIXED USE
- OFFICE
- PARKS & OPEN SPACE
- PUBLIC & SEMI-PUBLIC
- URBAN RESIDENTIAL
- PROPOSED ROAD

REVISION HISTORY	

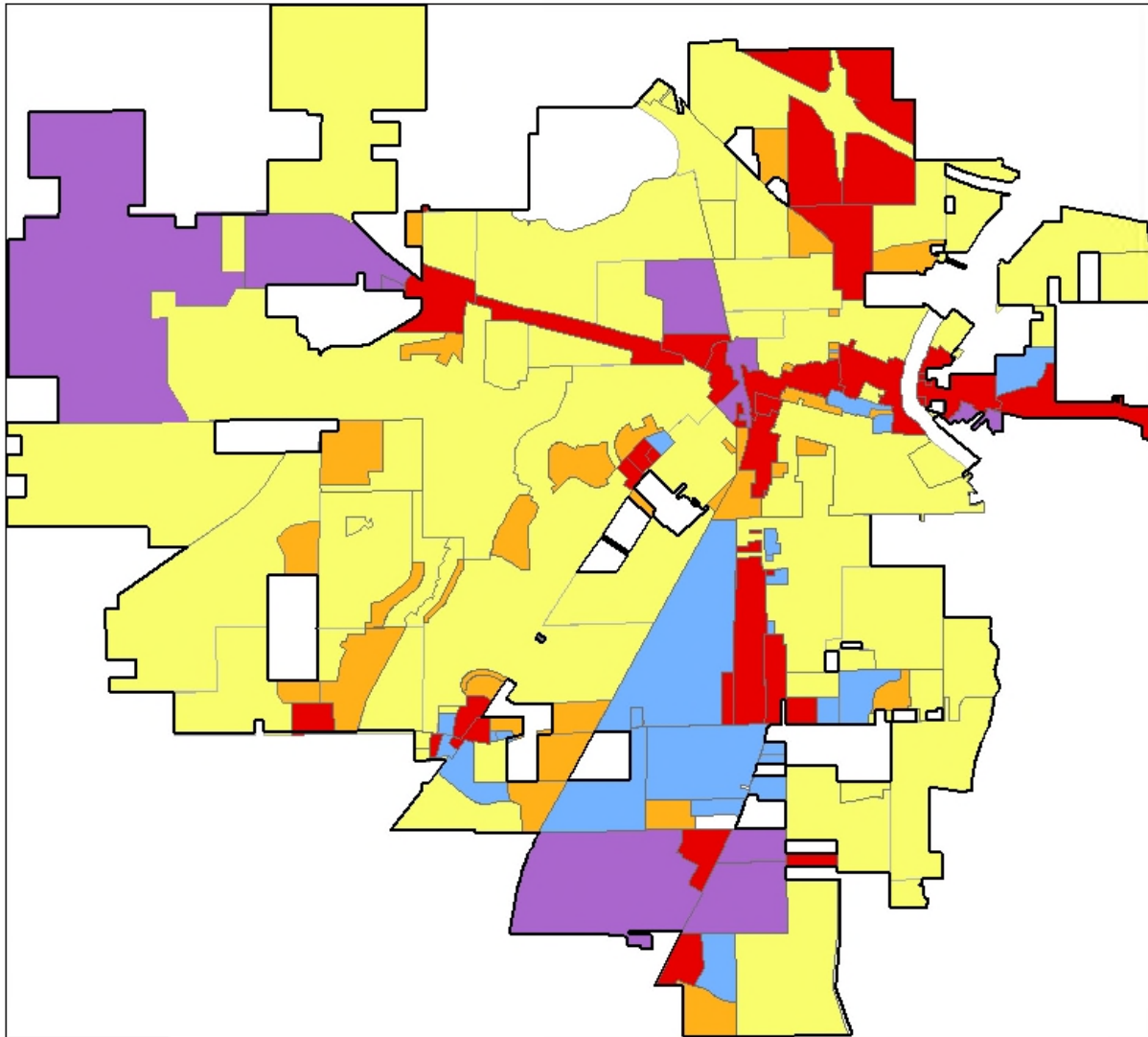


1 INCH = 3,000 FEET

MAP CREATED BY: PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT/LVB
FEBRUARY 2012

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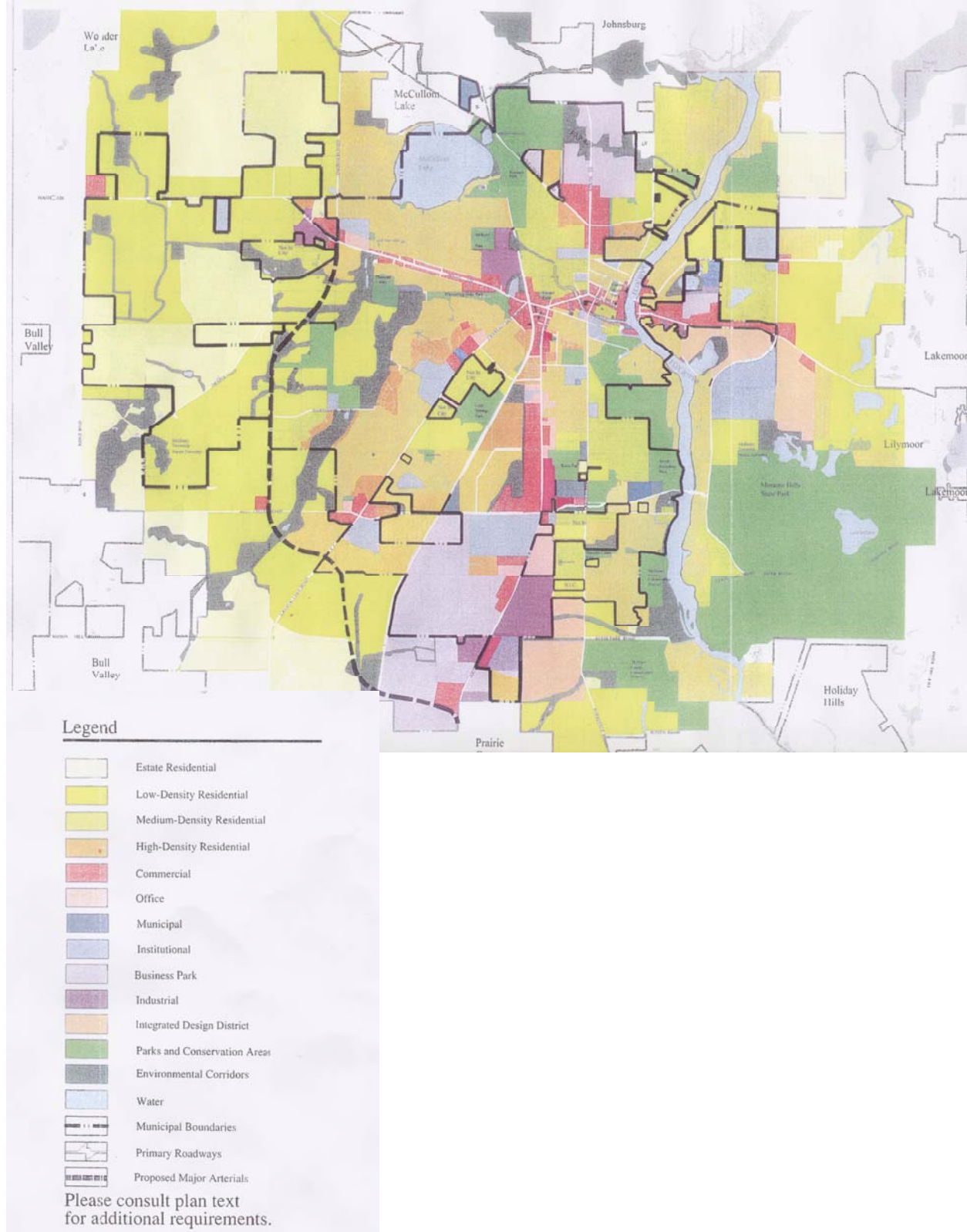
Existing Land Use Map



- Commercial
- Industrial
- Office/Business Park
- Multi Family/Attached Single Family
- Single Family Detached
- City Boundary Line



Future Land Use Plan





Land Use

Goals

Provide desirable, balanced communities that make efficient use of the County's limited land resources and infrastructure and preserve the County's natural, water, and agricultural resources.

Objectives

- Promote increased density and compact, contiguous development.
- Limit the premature conversion of agricultural areas and protect large contiguous agricultural and natural areas from fragmentation.
- Promote land uses that:
- Maintain the integrity of regional natural systems;
- Preserve natural features;
- Minimize the impact on land, water, energy, and other natural resources; and
- Minimize soil erosion, promote soil development and minimize air pollution.
- Preserve areas with aggregate resources from encroachment from development uses.
- Identify areas with access to regional transportation infrastructure for office, research, and industrial use.
- Encourage future development in the County to locate adjacent to existing infrastructure and maximize use and efficiency of existing facilities.

Background

Why Plan For Land Use?

The Land Use section is a culminating element of the *2030 Plan*. The Future Land Use map provides a geographic representation of the goals, objectives, and policies contained throughout the *2030 Plan*. The Future Land Use map and text reinforce the goals and policies contained in the other sections of the *2030 Plan*.

A primary purpose of this section is to provide a guide for future land use decisions. The Land Use section and Future Land Use map are intended to steer the location and type of future development as well as to direct the preservation of agricultural and natural resources.

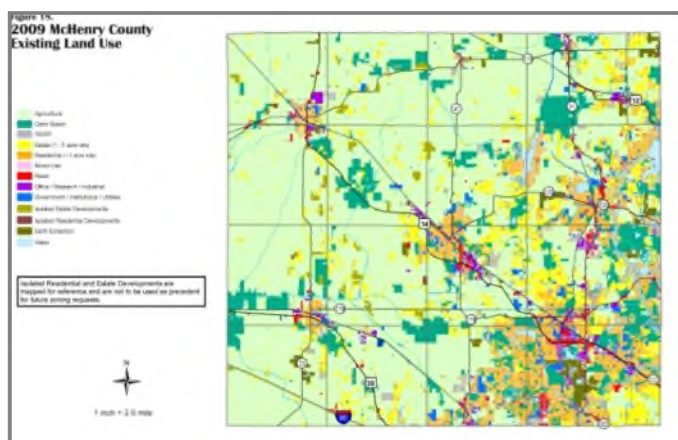
The County's main tools for implementing the *2030 Plan* are its development ordinances, development review decisions, capital facilities plans, and other County plans. The County's development decisions should be based on careful consideration of the *2030 Plan* in its entirety.

Existing (2009) Land Use

McHenry County contains a mix of existing land uses that varies across the County. The land use mix includes Estate Residential, Single-Family Residential, Multifamily Residential, Mixed Use, Retail, Office/Research/Industrial, Open Space, Government/Institutional, Mining, Agricultural, and Vacant uses. The major land use category definitions are further discussed in the Future Land Use Districts section.

The Existing Land Use map and table are based on the County's property assessment records and GIS parcel data from August 2009. The Open Space category, which includes golf courses, neighborhood open space within residential subdivisions, and campgrounds, has been updated with data provided by the McHenry County Conservation District, the Illinois Nature Preserves Commission, the Boone Creek Watershed Alliance, The Land Conservancy of McHenry County, and the Barrington Area Conservation Trust.

The existing land use data is important for determining the development capacity of the Future Land Use map, as discussed later in this section.



Land Use	Incorporated Area		Unincorporated Area		Countywide Total	
	Acres	Percent	Acres	Percent	Acres	Percent
Vacant	12,075	12.8%	8,336	3.0%	20,411	5.5%
Agricultural	25,359	26.9%	199,932	73.0%	225,291	61.2%
Estate	9,008	9.6%	26,536	9.7%	35,544	9.7%
Single-Family Residential	18,018	19.1%	5,078	1.9%	23,096	6.3%
Multifamily Residential	1,379	1.5%	72	0.0%	1,451	0.4%
Mixed Use	74	0.1%	70	0.0%	144	0.0%
Retail	3,430	3.6%	1,025	0.4%	4,455	1.2%
Office/Research/Industrial	2,946	3.1%	729	0.3%	3,674	1.0%
Mining	3,723	3.9%	1,165	0.4%	4,888	1.3%
Open Space	13,039	13.8%	28,221	10.3%	41,260	11.2%
Government/Institution	5,218	5.5%	2,747	1.0%	7,965	2.2%
Totals	94,268		273,911		368,179	

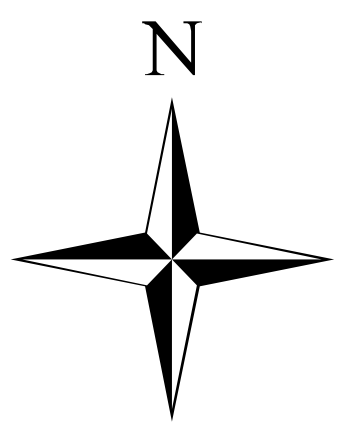
*Combined with latest available open space and conservation easement data as of October 2009

McHenry County Future Land Use

Source:
McHenry County 2030 Comprehensive Plan
Adopted April 20, 2010

- Agricultural
- Open Space
- Environmentally Sensitive Area
- Estate (1 - 5 acre lots)
- Residential (<1 acre lots)
- Mixed Use
- Retail
- Office / Research / Industrial
- Government / Institutional / Utilities
- Incorporated Areas
- Isolated Estate Developments
- Isolated Residential Developments
- TOD Existing Station
- TOD Future Station
- Existing Earth Extraction
- Water

Isolated Residential and Estate Developments
are mapped for reference and are not to be used
as precedent for future zoning requests.



1 inch = 1 mile

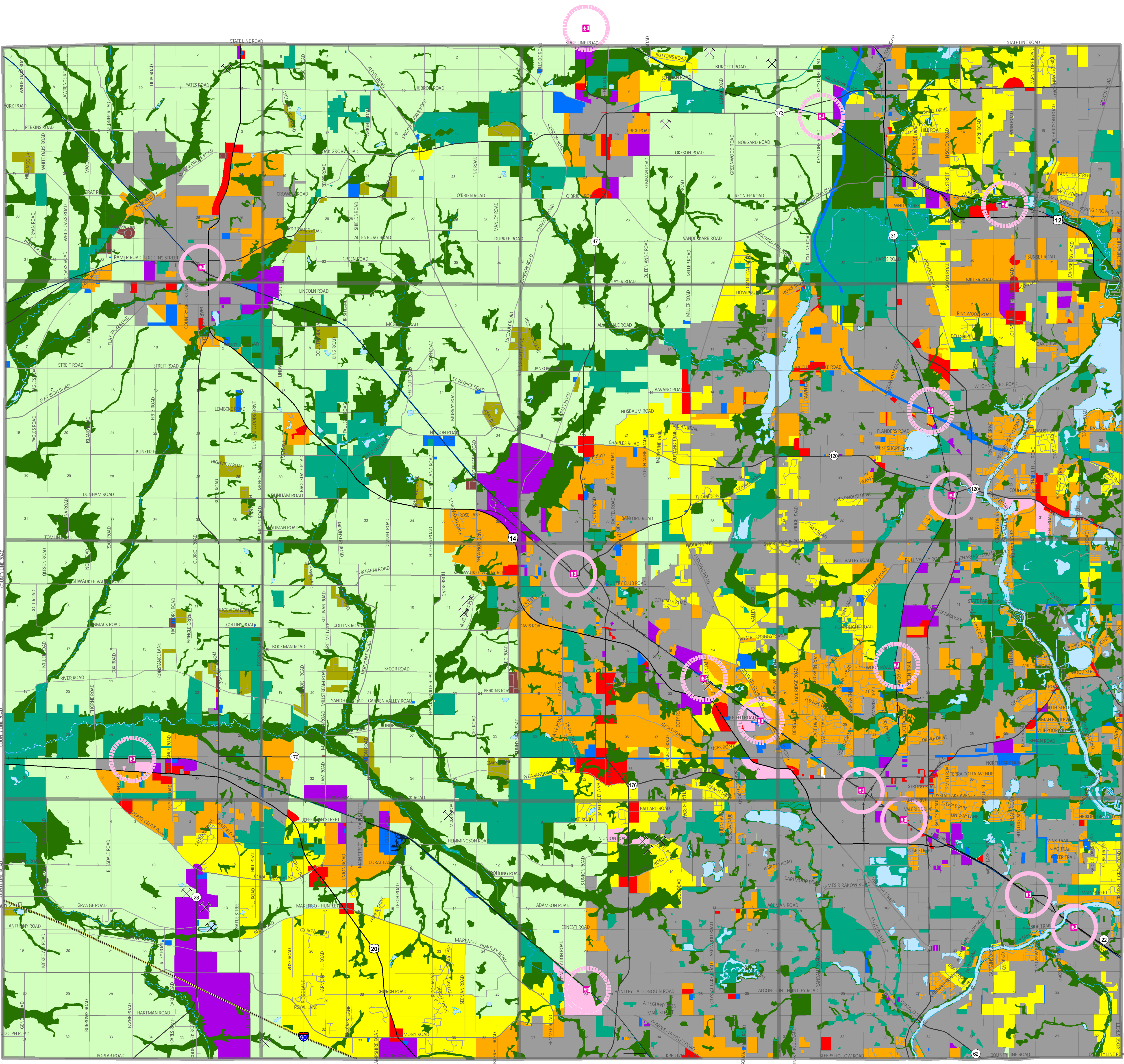


Figure 14
Existing Land Use

The existing land use pattern of the Village of Prairie Grove is characterized by large lot single family development, and agricultural and vacant areas. This figure illustrates existing land-use of the Village of Prairie Grove and its surrounding areas based on field surveys undertaken by the Consultant in the Winter of 2005.

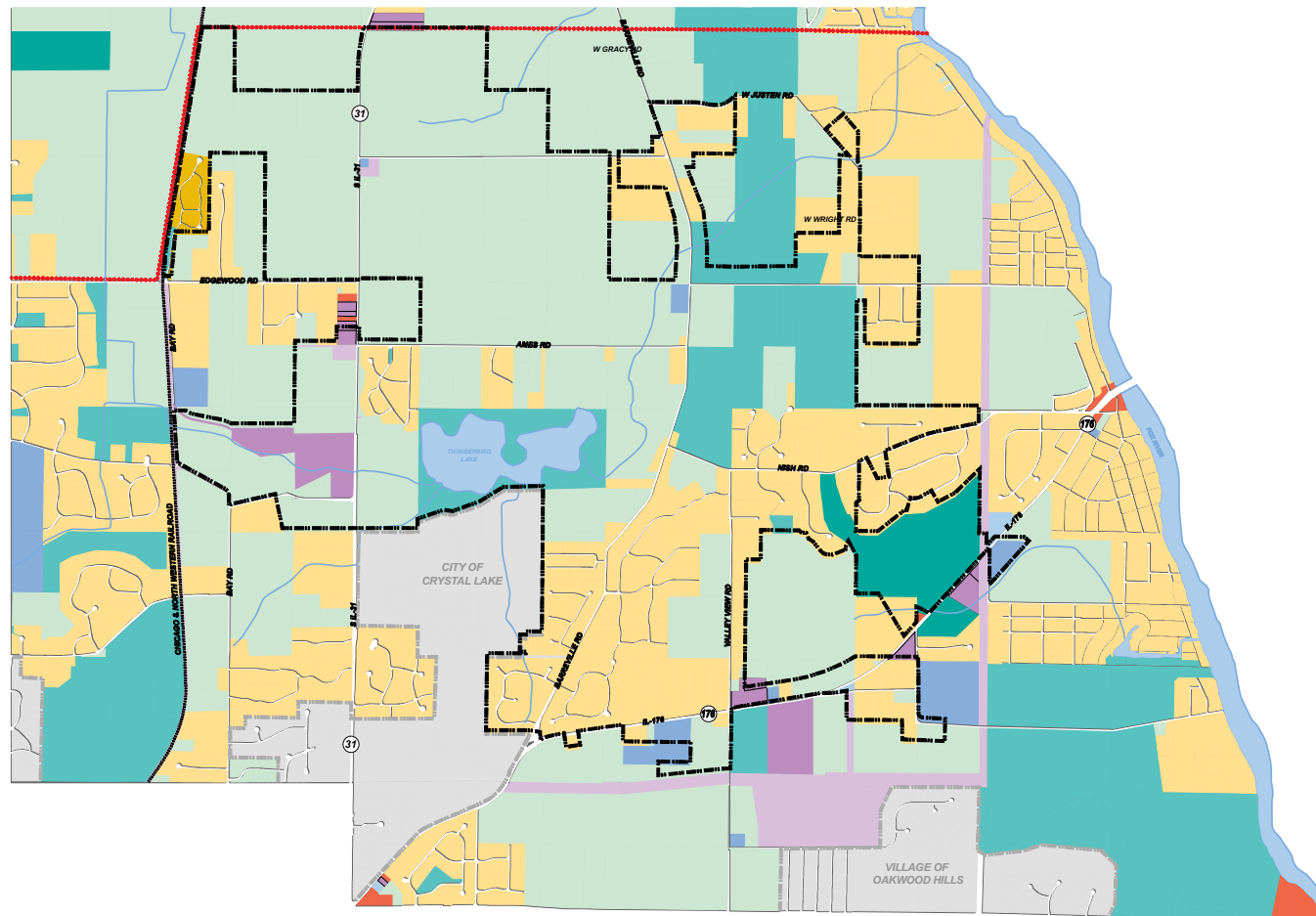
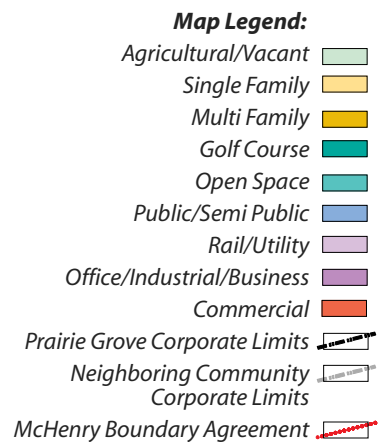


Figure 3
Land Use Plan

The Community-Wide Land Use Plan provides an overall framework for improvement and development within Prairie Grove over the next 10 to 15 years. It establishes long-range policies for key aspects of the Village, consistent with Comprehensive Plan Vision Statement and Goals and Objectives. The Plan strives to maintain and enhance the unique and distinguishing features of the community, balance commercial and residential development, maintain the Village's rural character, and promote compatible new development and redevelopment along the Village's key corridors.

Map Legend:

- Single-Family Detached
- Attached Single-Family
- Age Restricted/Senior Residential
- Neo-Traditional Residential
- Town Center Commercial
- Riverwalk Commercial
- Corridor Commercial
- Office/Business Park
- Utilities/Rail
- Schools
- Public/Semi-Public
- Parks, Open Space, Recreation

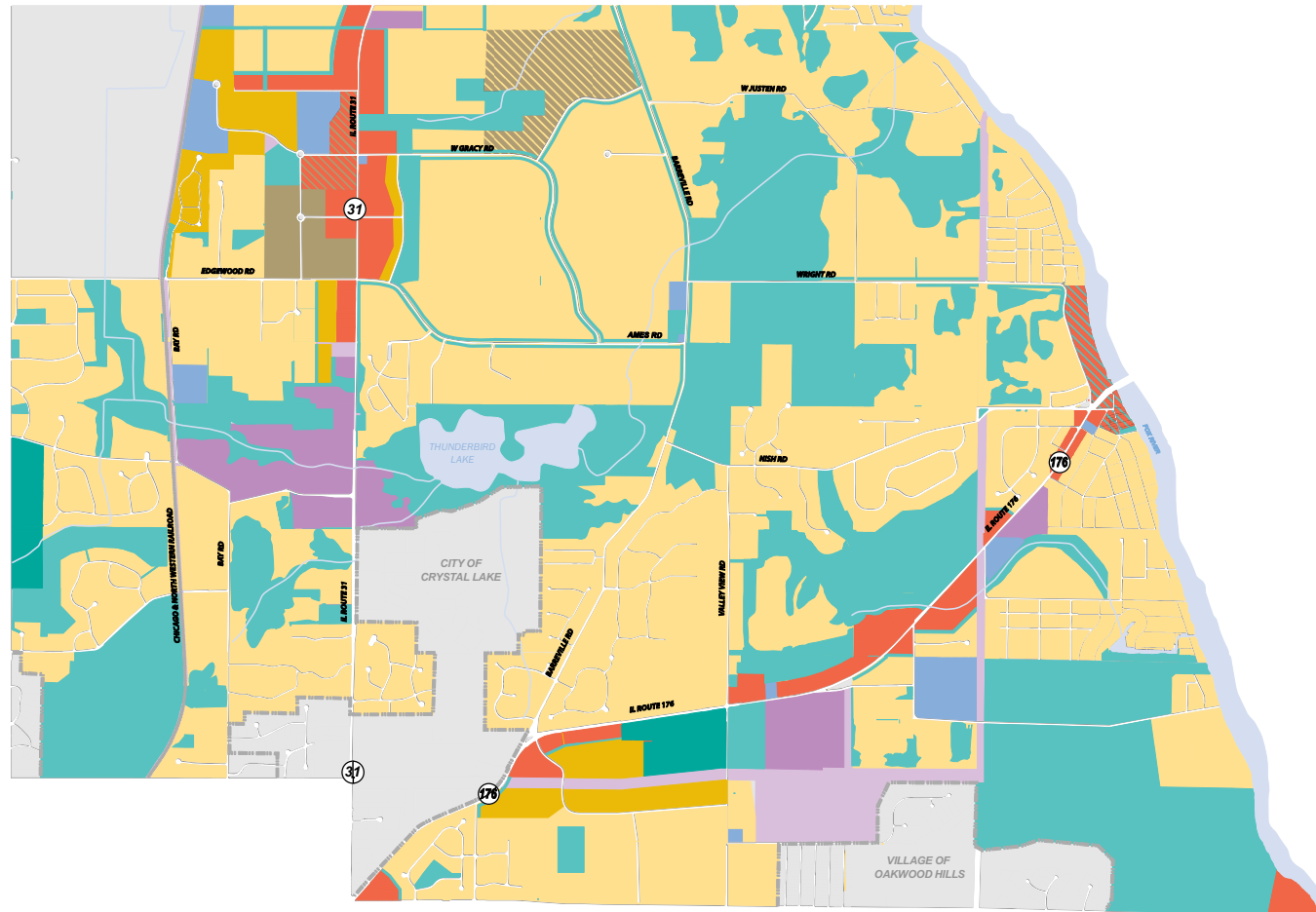
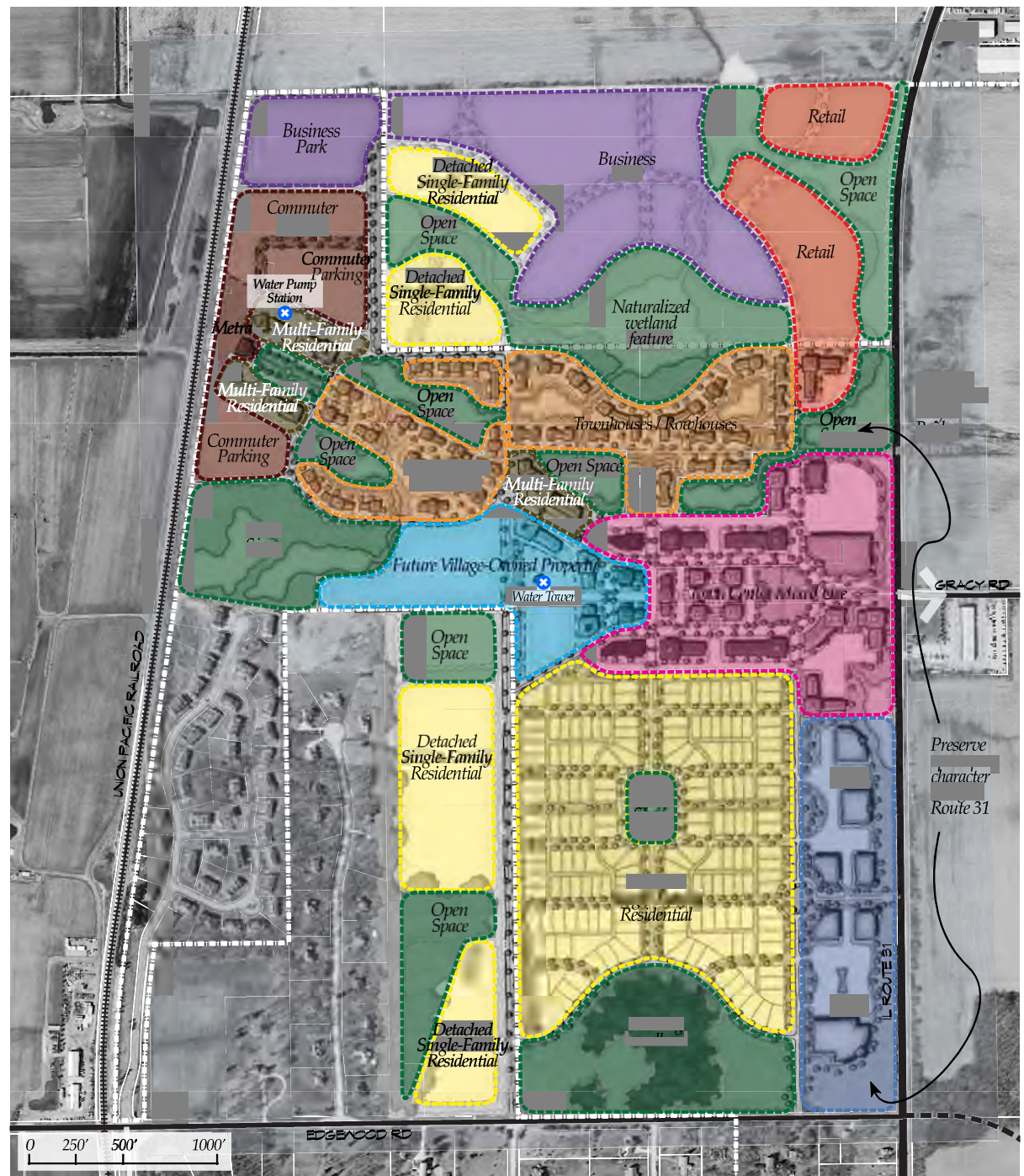


FIGURE 9-5
Land Use Map

The Land Use Map illustrates the general configuration of land uses proposed for the Town Center and TOD area. While large open spaces are depicted, smaller green areas such as landscaped parkways, bioswales, and other landscaped or natural areas are also not identified as separate open spaces. Parking areas are also not identified as separate land uses. These particular areas are better depicted in the Conceptual Land Use Development Plan in Figure 9-3.



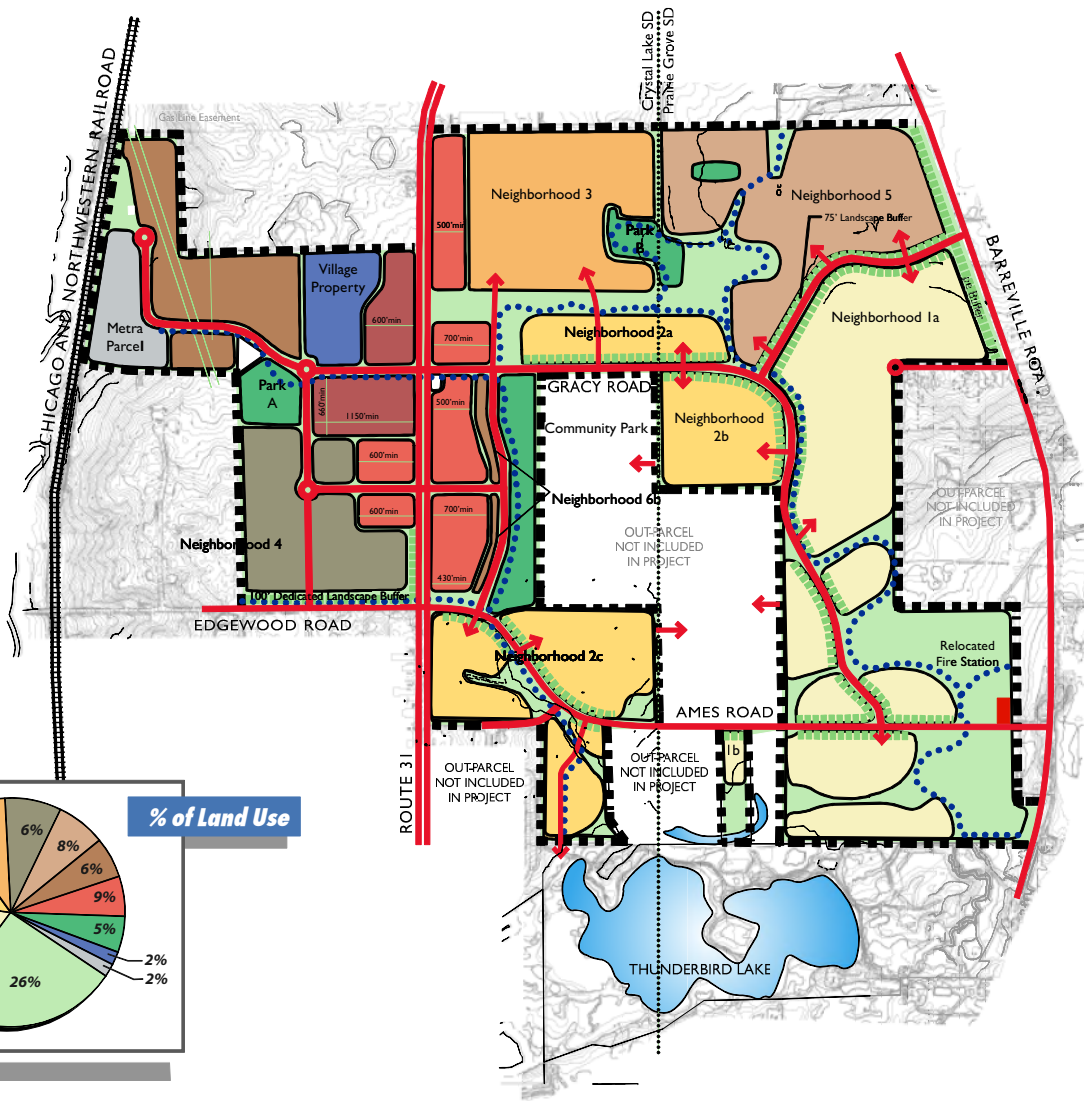
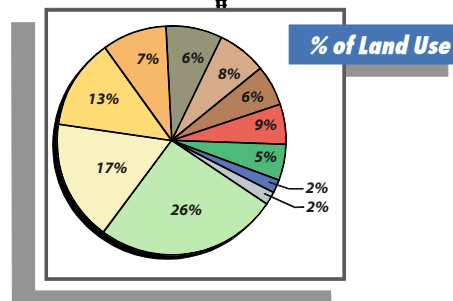
Source: GIS mapping data provided by McHenry County;
land use map prepared by Teska Associates, Inc.

Figure 12 Terra Cotta Development

For the last few years, the development of the Terra Cotta property has been a highly publicized and controversial issue. Citing suburbanization and concerns over density and an impact on schools and quality of life, residents persuaded the Village Board to deny all development applications by Terra Cotta Corporation, a decision which resulted in legal challenges and suits to disconnect Terra Cotta property from the Village. In the summer of 2005, Westminster Swanson presented to the Village a proposal to develop 1,100 of Terra Cotta's 1,300 acres and drop pending litigation. The approved development concept is presented in Figure 12.

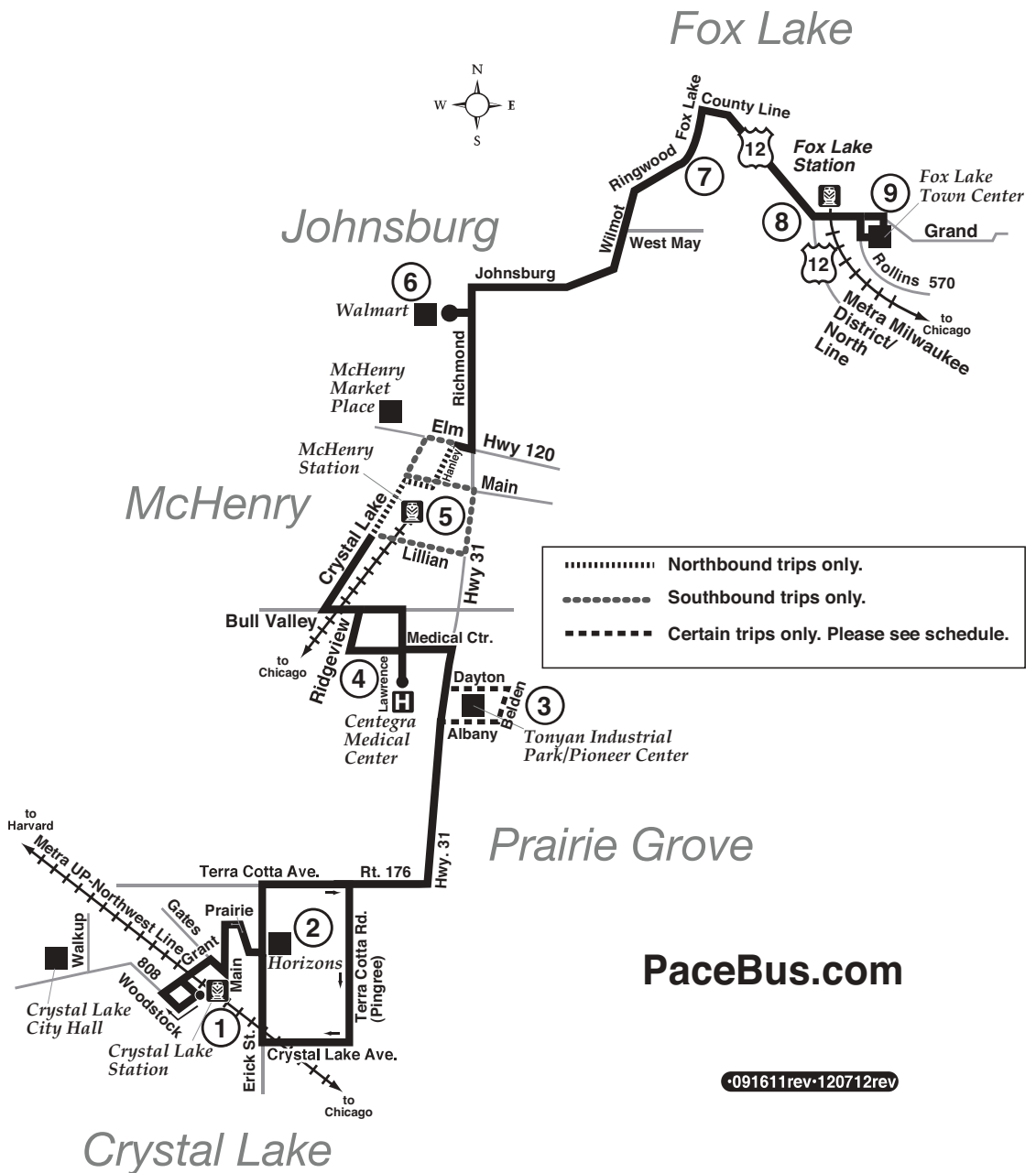
Map Legend:

- Neighborhood 1 (Estate Residential)
- Neighborhood 2 (Rural Residential)
- Neighborhood 3 (Suburban Residential)
- Neighborhood 4 (Neo-Traditional)
- Neighborhood 5 (Age Restricted)
- Neighborhood 6 (Townhomes)
- Corridor Commercial
- Town Center Commercial
- Parks
- Open Space
- Village Property
- Metra



Route 806

Effective Date
December 17, 2012



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091611rev120712rev

Route 807

Effective Date
December 17, 2012

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